



**COUNTY OF PLACER  
PLANNING COMMISSION  
AGENDA  
SEPTEMBER 28, 2006  
10:00 AM**

**OFFICE OF  
Planning Department**  
3091 County Center Drive, Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
[www.placer.ca.gov](http://www.placer.ca.gov)

Meeting will be held in the Planning Commission Chambers, **\*\*AT THE OLD LOCATION - \*\*2900 Richardson Drive, Dewitt Center, located at the corner of Richardson Drive & "C" Avenue, Auburn CA 95603.**

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

*NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)*

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**1) 10:00 AM      A) CORRESPONDENCE, REPORTS, AND AGENDA SCHEDULING AS TIME PERMITS - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.**

**B) PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

**PUBLIC HEARINGS**

**2) 10:05 AM      EXTENTION OF TIME-TENTATIVE SUBDIVISION MAP  
"MARTIS CREEK ESTATES" (SUB404)**

**PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION**

Consider a request from Terrance Lowell and Associates, on behalf of Martis Creek Estates, LLC, for the approval of a one-year extension of time for the previously approved Vesting Tentative Subdivision Map for the Martis Creek Estates subdivision. A Mitigated Negative Declaration was previously approved for this project.

**Project Location:** Highway 267 across from the entrance to the North Star Resort in the Tahoe area

**APN:** 110-030-040, 110-030-041 and 110-030-042

**Total Acreage:** 1.3-acre

**Zoning:** RF-BX10 and O (Residential-Forest, Combining Building site of 10 acre

minimum and Open Space)

**Community Plan Area:**

**Applicant:** Terrance Lowell & Associates, 1528 Eureka Road, Suite 100, Roseville 916786-0685

**Owner:** Martis Creek Estates, LLC, 3825 Atherton Road, Suite 115, Rocklin 916-435-2090

**Planner – Michael Wells 530-745-3024**

**Engineering & Surveying – Mike Foster 530-889-7518**

**Environmental Health - Grant Miller 530-745-2369**

**3) 10:15 AM**

**WALDEN WOODS SUBDIVISION MODIFICATION (PCPM-T20060620)**

Consider a request from Harold Eilersen, Jr. for the approval of a modification of Condition 11b of LDA-923/SUA-830 for the Walden Woods Units 1, 2 and 3 to allow owners of applying properties, who subsequently apply for building permits, “maximum coverages” ranging from 3,500 square feet on one-half acre lots up to 4,000 square feet on lots of one acre or more.

**Project Location:** Walden Woods Units 1, 2 and 3 in the Granite Bay area

**APN:** 035-300-001 through 008, 011 through 014, 017 through 043, 047 through 060, 065 through 090, 092 through 094, 035-290-001 through 024, 026 through 038, 041 through 045, 047 and 048

**Zoning:** RS-AG-B40-TM-PD 1 (Residential Single Family, Combining Agriculture, Combining Building Site Size of 40,000 Square Feet, Combining Traffic Management, Planned Res. Development of 1 dwelling unit per acre)

**Community Plan Area:** Granite Bay

**MAC Area:** Granite Bay MAC

**Applicant:** Harold Eilersen Jr.

**Owner:** Harold Eilersen Jr.

**Planner – Roy Schaefer 530-745-3061**

**Engineering & Surveying –Janelle Fortner 530-889-7568**

**Environmental Health - Dana Wiyninger 530-745-2366**

**4) 10:30 AM**

**APPEAL – ZONING ADMINISTRATOR DENIAL OF A MODIFICATION TO A CONDITIONAL USE PERMIT (PCPMT20060224/PCPM20040013)  
SAFE N SOUND STORAGE**

Consider an appeal from Mark and Kathy Correnti of the Zoning Administrator’s denial of a Conditional Use Permit modification requesting that Conditions 13 and 16 be modified as follows: 1) removal of the requirement that an easement be created for the access and maintenance of stormwater collection facilities (Condition 13); and 2) a modification of the frontage improvements requirement to reduce the sidewalk width of 6 feet to 4 feet (Condition 16). The Correntis are also requesting that Condition 3 of the Use Permit, requiring the payment of Code Enforcement costs, be waived.

**Project Location:** 12381 Locksley Lane in the Auburn area

**APN:** 052-020-047

**Total Acreage:** 2.5 acres

**Zoning:** INP-Dc (Industrial Park, combining Design Scenic Corridor) **Community**

**Plan Area:** Granite Bay

**MAC Area:** Granite Bay

**Applicant/Owner:** Mark and Kathy Correnti, 1041 Sierra View Circle, Auburn 530-889-9446

**Planner – Michael Wells 530 745-3024**

**Engineering & Surveying – Phil Frantz 530-745-7584**

**Environmental Health - Will Kirshman 530-745-2365**

**5) 11:15 AM**

*Continued from  
September 14,  
2006*

**OLIVE RANCH SUBDIVISION  
TENTATIVE SUBDIVISION MAP AND CONDITIONAL USE  
PERMIT(PSUB T20040308)  
MITIGATED NEGATIVE DECLARATION**

Consider a request by Terrance Lowell and Associates Engineering and Planning, on behalf of Olive Ranch LLC, for the approval of a Tentative Subdivision Map and Conditional Use Permit for a 13-lot residential subdivision with associated open space areas. The 15-acre parcel (APN 046-140-002), is located on the north side of Olive Ranch Road, west of Barton Road (4977 Olive Ranch Road), in the Granite Bay area. The property has split zoning. The south half is zoned RS-AG-B-40-PD-1.0 (Residential Single Family with combining Agriculture and minimum lot size of 40,000 square feet with a Planned Development of one unit per acre), and the north half is zoned RS-AG-B-100-PD 0.67 (Residential Single Family with Agriculture and minimum lot size of 2.3 acres with a Planned Development of 0.67 units per acre). The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project.

**Project Location:** 4977 Olive Ranch Road, in the Granite Bay area

**APN:** 046-140-002

**Total Acreage:** 15.2 acres

**Zoning:** RS-AG-B-40-PD-1.0 (Residential Single Family with combining Agriculture and minimum lot size of 40,000 square feet with a Planned Development of one unit per acre) and RS-AG-B-100-PD 0.67 (Residential Single Family with Agriculture and minimum lot size of 2.3 acres with a Planned Development of 0.67 units per acre).

**Community Plan Area:** Granite Bay

**MAC Area:** Granite Bay

**Applicant:** TLA Engineering & Planning

**Planner – Jennifer Dzakowic 530 745-3008**

**Engineering & Surveying – Phil Frantz 530-745-7584**

**Environmental Health - Grant Miller 530-745-2369**

**6) 1:30 PM**

**PLACER VINEYARDS SPECIFIC PLAN**

**Planner – Paul Thompson 530 745-3044**

**SUBJECT: PUBLIC WORKSHOPS ON:**

**PLACER VINEYARDS SPECIFIC PLAN (PSPA T20060679)**

**ASSOCIATED REZONING (PREA T20060680)**

**ASSOCIATED GENERAL PLAN AMENDMENTS (PGPA T20060681)**

**DEVELOPMENT AGREEMENTS (PDAG T20060682)**

**FINAL ENVIRONMENTAL IMPACT REPORT (EIR T20040651/SCH #1999062020)**

**Workshop Schedule and Anticipated Presentation Topics:**

September 28, 2006 - Presentation by Placer County Water Agency on its Integrated Water Resources Plan; Traffic; EIR Briefing; and Offsite Mitigation Plan

October 12, 2006 - (Tentative time: 1:30 P.M.)- Finance Plan; Services Plan; Development Agreement; and Public Comment

**Project Description:** The Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan will provide for 14,132 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 33,000 people, 434 acres of employment centers, 166 acres of retail

commercial centers and approximately 920 acres of new parks and open space. The Blueprint Alternative provides for 21,631 homes in a range of housing types, styles, and densities. At Blueprint Alternative Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 49,400 people, 496 acres of employment centers, 165 acres of retail commercial centers and approximately 980 acres of new parks and open space. The EIR has been prepared at a sufficient level of detail to allow the County to approve either the Specific Plan as proposed or the Blueprint Alternative.

**Location and Current Zoning:** The Placer Vineyards Specific Plan Area is located at the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The project site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. Zoning is F-B-X-DR (Farm, Combining Development Reserve, Combining 80-acre minimum parcel size), F-DR (Farm, Combining Development Reserve), IN-UP-DR (Industrial, Combining Use Permit Required, Combining Development Reserve), RA-B-X-DR (Residential Agricultural, Combining Development Reserve, 10-acre minimum parcel size), and C1-DC-DR (Neighborhood Commercial, Combining Design Scenic Corridor, Combining Development Reserve). The applicants are requesting approval of a Specific Plan, Large Lot Tentative Map, General Plan and Community Plan Amendments, Rezoning, and Development Agreements. **THE PURPOSE OF THESE WORKSHOPS IS TO PROVIDE PROJECT INFORMATION TO AND ANSWER QUESTIONS FROM THE PLANNING COMMISSION ON THE PLACER VINEYARDS SPECIFIC PLAN PROJECT, NOT TO TAKE ACTION ON THE PROJECT APPLICATIONS.** The public will be provided an opportunity to comment at the conclusion of the workshops. Additional notice will be provided of the date of the hearing by the Planning Commission when it considers the project's discretionary permit applications.